



July 12, 2004

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Day Dawn Crossin

Alm Corporation
7600 Westcliff Drive
Las Vegas, Nevada 89145

RE: ZON-4374 - REZONING
CITY COUNCIL MEETING OF JULY 7, 2004
Related to SDR-4375

Dear Applicant:

The City Council at a regular meeting held July 7, 2004 APPROVED the request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: R-PD7 (Residential Planned Development - 7 Units per Acre) on 7.10 acres adjacent to the north side of Grand Teton Drive, approximately 495 feet east of the centerline of Durango Drive (APN: 125-09-401-017 and a portion of 125-09-401-006). The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2004. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-4375) by the City Council prior to the issuance of any permit or site grading, whichever occurs first.

Public Works

3. Dedicate 60 feet of right-of-way adjacent to this site for Grand Teton Drive prior to the issuance of any permits as required by the Department of Public Works. Additional dedications in accordance with Standard Drawing #201.1 shall also be provided unless specifically not required in the approved Traffic Impact Analysis.
4. Construct half-street improvements including appropriate overpaving on Grand Teton Drive, including the widened median island on Grand Teton Drive, adjacent to this site concurrent with the first phase of development of this site as required by the Department of Public Works. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

EDT-14483

LAS VEGAS CITY COUNCIL

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18112-001-6/04

5. Landscape and maintain all unimproved right-of-way on Grand Teton Drive adjacent to this site concurrent with development of this site.
6. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Grand Teton Drive public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Paul Wagner
Nevada Homes Group
6895 West Sahara Avenue
Las Vegas, Nevada 89145

Mr. Jeffrey Armstrong
VTN Nevada
2727 Rainbow Boulevard
Las Vegas, Nevada 89146

Grand Teton Lodge Land, LLC
7600 Westcliff Drive
Las Vegas, Nevada 89145

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